

## **TOWN OF SMYRNA**

### **UTILITY HOOK-UP, PERMITS AND LICENSE FEES**

#### **UTILITY HOOK-UP FEES**

All water and sewer connection or “tapping” fees are based on the actual construction cost for equipment and labor. A 10% handling charge will be added to the cost of materials. The following minimums shall apply and be deposited with the Town in advance:

	<b>IN TOWN</b>	<b>OUT OF TOWN</b>
Water Tap	\$400.00	\$800.00
Sewer Tap	\$550.00	\$1,100.00
Electric Construction Meter (temporary)	\$ 50.00	

#### **PERMIT FEES**

##### **Town of Smyrna Impact Fees**

All Residential units	\$3,784.39 per Approved Dwelling Unit (ADU)
Manufacturing/Industrial Research	\$0.41 per sq. ft. of building and/or additions
Commercial & all other Properties	\$1.38 per sq. ft. of building and/or additions

##### **Fee in Lieu of Parkland**

(All units after December 4, 1989)	\$419.61 per Approved Dwelling Unit (ADU), if applicable.
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##### **Fire Department Impact Fees**

Three eighths of 1% of the construction value of new residential or commercial construction not to exceed \$5,000.00. Excluding: decks, sheds, residential additions, pools, sidewalks, moving & demolition, signs and renovations/repairs to existing structures.

##### **Ambulance Impact Fees**

Three eighths of 1% of the construction value of new residential or commercial construction not to exceed \$3,750. Excluding: decks, sheds, residential additions, pools, sidewalks, moving

	& demolition, signs and renovations/repairs to existing structures.
<b>School Construction Impact Fees</b>	One and one quarter percent (1.25%) of the construction value of the building permit of new residential dwellings (including single-family homes, townhouses, apartment units and mobile homes) and new non-residential structures of all types (including tenant fit-outs of existing structures) Excluding: decks, sheds residential additions, pools, fences, sidewalks, moving and demolition, signs and renovations/repairs to existing structures.
<b>Water and Sewer Impact Fee</b> (North of Duck Creek)	\$879.50 per Equivalent Dwelling Unit (EDU)
<b>Kent County Impact Fees</b> Residential (Effective July 1, 2015)	\$2,080.00 per Dwelling Unit <i>\$2,194.00 per Dwelling Unit</i>
Commercial	Varies
<b>Electric System Impact Fees</b> Residential	\$1,251.71 per EDU (Equivalent Dwelling Unit)
Commercial	Varies
<b>Building, Fence, Swimming Pool, HVAC, or Electrical System</b>	\$40.00 for the first \$1,000 of cost, \$11.00 for each additional \$1,000 or portion thereafter up to \$1 million, \$5.50 for each additional \$1,000 over \$1 million.
<b>Certificate of Occupancy</b>	\$40.00 payable at issuance of building permit. Applies to all living units and commercial structures.
<b>Temporary Certificate of Occupancy</b>	\$100.00 plus 200% of cost for unfinished work.
<b>Plumbing</b>	\$20.00 – 1 <sup>st</sup> 5 fixtures, \$2.00 per fixture thereafter.
<b>Signs</b>	\$2.00 per sq. ft. with a minimum \$25.00 fee per sign. Sign re-facing is \$25.00.
<b>Primary Structure Moving</b>	\$500.00 plus any and all expenses incurred by any department or the Town of Smyrna during the move.

<b>Accessory Structure Moving</b>	\$40.00 plus \$0.50 per sq. ft. over 160 sq. ft. plus any and all expenses incurred by the Town.
<b>Primary Structure Demolition</b>	\$500.00 plus any and all expenses incurred by the Town. <b>Bond required</b> – 150% of contract price.
<b>Accessory Structure Demolition</b>	\$40.00 plus \$0.50 per sq. ft. over 160 sq. ft. plus any and all expenses incurred by the Town. <b>Bond required</b> – 150% of contract price.
<b>Certificate of Zoning Compliance</b>	\$75.00

It shall be unlawful to construct, enlarge, alter or demolish a structure, change the occupancy of a building or structure requiring greater strength, exit or sanitary provisions, or to change to another use; or to install or alter any equipment for which the installation of such is regulated by the code, without first filing an application with the building official in writing and obtaining the required permit therefore; except that normal repairs, as defined in Section 105.2.2, repairs, International Building Code 2006, shall be exempted.

### **LICENSE FEES**

#### **General Contractors, Electrical, HVAC, and Plumbing Contractors**

\$100.00 per license.

Note: General Contractor includes, but is not limited to handyman, building, masonry/concrete, roofing, siding, subcontractors, HVAC, fire protection, insulation, drywall, cabinetry, excavating, paving, and painting contractors.

### **PRIOR TO ISSUANCE OF BUILDING PERMIT**

1. Applicant must complete an "Application for Building Permit" for all new construction.
2. Must submit three (3) sets of construction drawings with plot plan showing any existing building to scale. Any plan over 2,500 sq. ft. of building must be signed and sealed by an engineer that is licensed in the State of Delaware.
3. An approved 2012 REScheck (residential) / COMcheck (commercial)
4. Manual J calculations for residential HVAC sizing
5. Engineered lumber certifications (LVL, wood I-joist floor layouts, etc.)
6. If abutting State Highway, must receive State approval for any exits/entrances and /or signs. State permit must be submitted with the building permit application in order to proceed with processing.
7. Must receive State Fire Marshal, State Board of Health, and State Plumbing approval of plans if commercial and/or apartments.
8. Must understand Utility Fees for Water, Electric, and Tapping Fees

9. Must meet all zoning setbacks, height, and occupancy requirements. A Certificate of Zoning Compliance form must accompany the building permit application for all commercial permit requests.
10. Must meet off-street parking requirements (spaces must be shown on application drawings).
11. Must call the Town of Smyrna And Miss Utility before digging.